

043.A

0005

0015.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

468,700 / 468,700

468,700 / 468,700

468,700 / 468,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65-67		WEBSTER ST, ARLINGTON

OWNERSHIP		Unit #:	2
Owner 1:	GAUDET GLENN		
Owner 2:			
Owner 3:			

Street 1: 67 WEBSTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GAUDET GLENN -

Owner 2: -

Street 1: 65-67 WEBSTER ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Asbestos Exterior and 1155 Square Feet, with 3 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7940										G9						

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	468,700			468,700		290351
							GIS Ref
							GIS Ref
							Insp Date
							06/14/18

PREVIOUS ASSESSMENT								Parcel ID	043.A-0005-0015.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	461,800	0	.	.	461,800	461,800	Year End Roll	12/18/2019
2019	102	FV	475,400	0	.	.	475,400	475,400	Year End Roll	1/3/2019
2018	102	FV	420,600	0	.	.	420,600	420,600	Year End Roll	12/20/2017
2017	102	FV	383,600	0	.	.	383,600	383,600	Year End Roll	1/3/2017
2016	102	FV	383,600	0	.	.	383,600	383,600	Year End	1/4/2016
2015	102	FV	354,600	0	.	.	354,600	354,600	Year End Roll	12/11/2014
2014	102	FV	338,500	0	.	.	338,500	338,500	Year End Roll	12/16/2013
2013	102	FV	338,500	0	.	.	338,500	338,500		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN DONALD M	49307-331		4/18/2007	Family		No	No	M DEED	

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
10/11/2019		Mail Update							MM	Mary M								
6/14/2018		Measured							DGM	D Mann								
12/4/2008		MLS							MM	Mary M								
2/4/2008		External Ins							BR	B Rossignol								

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



USER DEFINED

Prior Id #1: 30415

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			PDAS.																		
Sty Ht: 1 - 1 Story				A Bath:	Rating:																					
(Liv) Units: 3	Total: 3			3/4 Bath:	Rating:																					
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																					
Frame: 1 - Wood				1/2 Bath:	Rating:																					
Prime Wall: 5 - Asbestos				A HBth:	Rating:																					
Sec Wall:		%		OthrFix:	Rating:																					
Roof Struct: 2 - Hip				OTHER FEATURES																						
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1																		
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
View / Desir:				Fpl:	Rating:			Other																		
GENERAL INFORMATION				WSFlue:	Rating:			Upper																		
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2																		
Year Blt: 1923	Eff Yr Blt:			Location:				Lvl 1																		
Alt LUC:		Alt %:		Total Units:				Lower																		
Jurisdict: G9		Fact: .		Floor: 2 - 2nd Floor				Totals	RMs: 5	BRs: 2	Baths: 1		HB													
Const Mod:				% Own: 52.000000000																						
Lump Sum Adj:				Name:																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL															
Prim Int Wall: 2 - Plaster				Functional:		Interior:		1	5	2																
Sec Int Wall:		%		Economic:		Additions:																				
Partition: T - Typical				Special:		Kitchen:																				
Prim Floors: 4 - Carpet				Override:		Baths:																				
Sec Floors:		%		Total: 18.6 %		Plumbing:																				
Bsmnt Flr: 12 - Concrete						Electric:																				
Subfloor:						Heating:																				
Bsmnt Gar:						General:																				
Electric: 3 - Typical						CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL				
Insulation: 2 - Typical						Basic \$ / SQ: 295.00		Rate	Parcel ID	Typ	Date	Sale Price														
Int vs Ext: S						Size Adj.: 1.35000002																				
Heat Fuel: 1 - Oil						Const Adj.: 0.94040596																				
Heat Type: 3 - Forced H/W						Adj \$ / SQ: 374.517																				
# Heat Sys: 1						Other Features: 66000																				
% Heated: 100		% AC:				Grade Factor: 1.10																				
Solar HW: NO		Central Vac: NO				NBHD Inf: 1.04999995																				
% Com Wall:		% Sprinkled:				NBHD Mod:																				
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																		
Make: [] Model: [] Serial #: [] Year: [] Color: []																										
SPEC FEATURES/YARD ITEMS				PARCEL ID 043.A-0005-0015.2												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N					Total Yard Items:				Total Special Features:						Total:											
AssessPro Patriot Properties, Inc																										
																										